

NO TRANSFER TAX PAID

WARRANTY DEED
Statutory Short Form

014006

P J ENTERPRISES, a Maine partnership located in Waterville, Kennebec County, Maine, for consideration paid, grant to JOANNA B. DENNIS of Waterville, Kennebec County, Maine, and whose mailing address is c/o Dennis and Beedy Real Estate, 61 Elm Street, Waterville, Maine 04901, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows: to wit:

A certain lot or parcel of land with buildings thereon in Waterville, in the County of Kennebec, and State of Maine, more particularly described as follows:

Beginning at an iron pin in the East line of Elm Street, at a point twenty-four and twenty-four hundredths (24.24) feet southerly of the southwest corner of land now or formerly of Dorothy Brown Vose; THEN South 74° 58' East a distance of Six and ninety-three hundredths (6.93) feet to an iron pin; THEN South 45° East a distance of Fifty-Three (53) feet to an iron pin in the west face of a retaining wall; THEN South 45° West along the west face of said retaining wall a distance of Sixty-Eight and forty-six hundredths (68.46) feet to an iron pin; THEN North 45° West a distance of Fifty-Nine (59) feet to an iron pin in the east line of said Elm Street; THEN North 45° East along said east line of Elm Street a distance of Sixty-Five (65) feet to the point of beginning.

Said parcel of land contains Four Thousand Twenty-Eight and seventy-six hundredths (4028.76) square feet of land.

Excepting and reserving the right to maintain public utilities now located on the above described property.

Being the same premises shown as Parcel 19A on "Location Plan Disposition Parcels, Waterville Urban Renewal Authority, Waterville, Maine," as drawn by Richard J. Carey, Surveyor, dated November 1, 1969.

This conveyance is subject to all the covenants, restrictions, and conditions affecting the premises and described in a certain deed from the Waterville Urban Renewal Authority to the Gilmores dated December 31, 1969, and recorded in the Kennebec County Registry of Deeds in Book 1511, Page 625.

Being all and the same premises conveyed to P J Enterprises by Warranty Deed from Roger M. Woodbury, Jr., dated May 15, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2948, Page 303.

The above described premises are subject to a mortgage to Willard H. Gilmore and Marion Gilmore dated May 15, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2948, page 305, which mortgage was assigned to Marion Gilmore, Trustee of The Gilmore Family Trust, by assignment dated May 30, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2960, Page 39, and the Grantee herein agrees to assume and pay the mortgage in accordance with the provisions of a certain assumption agreement dated June 11, 1991, and to be recorded in the Kennebec County Registry of Deeds concurrent herewith. The Grantee also agrees to hold Pamela S. Beedy harmless from any loss or liability thereon in accordance with the provisions of a certain assumption agreement.

In Witness Whereof, the said P J ENTERPRISES has caused this instrument to be signed PAMELA S. BEEDY and JOANNA B. DENNIS, its partners thereunto duly authorized, this 2nd day of the month of July, 1991.

Signed, Sealed and Delivered in the presence of:

P J ENTERPRISES

[Signature]

[Signature: Pamela S. Beedy]
By Pamela S. Beedy
Its Partner

[Signature]

[Signature: Joanna B. Dennis]
By Joanna B. Dennis
Its Partner